



# Weekly Permit Bulletin

December 3, 2015

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## ***How to use this Bulletin***

### ***To learn more about a project:***

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### ***To comment on a project:***

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### ***To appeal a permit decision:***

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2<sup>nd</sup> floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

### ***To receive the bulletin by email:***

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## ***How to Reach Us:***

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

[White Property Conservation Preliminary Short Plat and Critical Areas Land Use Permit](#)

**Location:** 3274 163<sup>rd</sup> Place SE

**Subarea:** Eastgate

**File Number:** 15-125884-LN & 15-125887-LO

**Description:** Application for Preliminary Conservation Short Plat and Critical Areas Land Use Permit approval to subdivide a 24,853 square foot parcel (0.57 acre) into two lots within the R-5 single-family residential land use district. The property is currently improved with a single-family dwelling which will be demolished as part of the proposal. A Critical Areas Land Use Permit is requested to modify a stream buffer in order to provide access and storm drainage for two single-family dwellings to be constructed on the proposed lots. The applicant proposes to mitigate for the buffer impacts through a Native Growth Protection Area (NGPA) tract to be placed on the property to ensure the area remains protected.

**Approvals Required:** Preliminary Short Plat approval, Critical Areas Land Use Permit approval and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 17, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 27, 2015

**Completeness Date:** November 19, 2015

**Applicant:** Steve White

**Applicant Contact:** Steve White, 425-463-4001, [steve.white@itex.com](mailto:steve.white@itex.com)

**Planner:** Laurie Tyler, 425-452-2728

**Planner Email:** [lt Tyler@bellevuewa.gov](mailto:lt Tyler@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

[Spring District Block 14 - GIX](#)

**Location:** 1255 123rd Avenue NE – Block 14 of The Spring District

**Subarea:** Bel-Red

**File Number:** 15-126163-LD

**Description:** Application for Design Review approval to construct a 3-story building consisting of approximately 86,000 square feet of office space and 3,200 square feet of retail space. The proposed structure will be used for the Global Innovation Exchange (GIX), a joint venture between the University of Washington and Tsinghua University, to create a technology masters program. Parking will be accommodated in two levels of underground garage with approximately 200 parking spaces.

**Approvals Required:** Design Review approval and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 17, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** December 15, 2015, 6 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-108

**Date of Application:** November 2, 2015

**Completeness Date:** November 19, 2015

**Applicant:** Tara Howard

**Applicant Contact:** Tara Howard, Wright Runstad & Company, 206-805-5850, [thoward@wrightrunstad.com](mailto:thoward@wrightrunstad.com)

**Planner:** Laurie Tyler, 425-452-2728

**Planner Email:** [lt Tyler@bellevuewa.gov](mailto:lt Tyler@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

### Newport View Preliminary Plat and Critical Areas Land Use Permit

**Location:** 6250 120<sup>th</sup> Ave SE

**Neighborhood:** Newport Hills

**File Number:** 14-126105-LL and 14-126106-LO

**Description:** Application for Preliminary Plat and Critical Areas Land Use Permit approval to create a 14-lot plat and modify steep slope critical areas, buffers and structure setbacks. Project is being renoticed and a public meeting is being held to reflect changes in project design.

**Approvals Required:** Preliminary Plat approval, Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 17, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** December 15, 2015, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-112

**Date of Application:** March 5, 2014

**Completeness Date:** May 1, 2014

**Applicant Contact:** Jeff Fransen, Triad Development, 374-0414

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

### Notice of Decision

## NOTICE OF DECISION

### Lin Vegetation Management

**Location:** 14226 SE 44<sup>th</sup> St.

**Subarea:** Factoria

**File Number:** 15-118375-LO

**Description:** Critical Areas Land Use Permit approval of a vegetation management plan to restore vegetation to a steep slope critical area following unpermitted tree removal.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** December 17, 2015, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 13, 2015

**Completeness Date:** July 23, 2015

**Notice of Application Date:** July 30, 2015

**Applicant:** Yaofu Lin

**Applicant Contact:** Benjamin Mark, Salish Restoration Associates, 206-617-7661,

[benjmark@gmail.com](mailto:benjmark@gmail.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## NOTICE OF DECISION

### Brancato Cottage

**Location:** 6021 173<sup>rd</sup> Ave SE

**Subarea:** Newcastle

**File Number:** 15-123384-LO

**Description:** Critical Areas Land Use Permit approval to locate a detached structure in the toe-of-slope structure setback from a steep slope. This proposal was approved once in 2012 but the cottage was not constructed and the approval expired.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 17, 2015, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 22, 2015

**Completeness Date:** October 1, 2015

**Notice of Application Date:** October 8, 2015

**Applicant Contact:** Myloan Nguyen, Mark Travers Architect, 206-763-8496,

[myloan@marktraversarchitect.com](mailto:myloan@marktraversarchitect.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## NOTICE OF DECISION

### Kayla's Flute Studio

**Location:** 2530 165<sup>th</sup> Ave NE

**Subarea:** Northeast Bellevue

**File Number:** 15-125277-LH

**Description:** Land Use approval of a Home Occupation Permit to teach individual flute lessons. Hours of operation will be approximately 4-7pm, Monday through Friday

**Decision:** Approval

**Concurrency Determination:** Certificate of Concurrency Issued

**SEPA:** Exempt

**Appeal Period Ends:** December 17, 2015, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 13, 2015  
**Completeness Date:** November 4, 2015  
**Notice of Application Date:** November 5, 2015

**Applicant:** Kayla Terisa Smith  
**Applicant Contact:** Kayla Terisa Smith, 425-785-3102, [smith.kt@outlook.com](mailto:smith.kt@outlook.com)  
**Planner:** Drew Folsom, 425-452-4441  
**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

**NOTICE OF DECISION**  
[Somerset Short Plat Amendment](#)

**Location:** 15016 SE 51<sup>st</sup> St.  
**Neighborhood:** Newcastle  
**File Number:** 15-125977 LF  
**Description:** Final Short Plat Amendment approval to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20150127900010). The applicant requests the amendment in order to relocate the required replacement trees within Lot A and Lot B of the short plat. No change to tree quantities or species have been approved and no other modifications to the short plat have been requested.

**Decision:** Approval with Conditions  
**SEPA:** Exempt  
**Appeal Period Ends:** December 17, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 28, 2015  
**Completeness Date:** November 3, 2015  
**Notice of Application Date:** November 12, 2015

**Applicant Contact:** Bryan Grusz SG Land Group, LLC 425-417-0053  
**Planner:** Nick Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

**NOTICE OF DEPARTMENT DECISION**  
[PSE Lake Hills to Phantom Lake Transmission Line](#)

**Location:** 16315 NE 8<sup>th</sup> Street to 15555 SE 16<sup>th</sup> St. via 148<sup>th</sup> Avenue  
**Subarea:** City-Wide  
**File Number:** 12-127693-WA and 11-131124-WG

**Description:** The Washington State Department of Ecology has approved the Shoreline Conditional Use permit to allow the construction of a new, 115kV transmission line to connect the existing Lake Hills Substation with the Phantom

Lake Substation. The route and new poles will be in the rights-of-way along SE 16<sup>th</sup> Street, 148<sup>th</sup> Avenue SE and NE and NE 8<sup>th</sup> Street. Work will also include upgrades to the existing substations and required mitigation for tree removal and construction within a floodplain and wetlands along the route.

**SEPA:** Mitigated Determination of Non-Significance

**Appeal Period:** This Shoreline Conditional Use Permit is appealable to the Washington State Shoreline Hearings Board. For more information on filing an appeal please visit the Washington State Shoreline Hearings Board website at [http://www.eho.wa.gov/Boards\\_SHB.aspx](http://www.eho.wa.gov/Boards_SHB.aspx) or the Washington State Shoreline Hearings Board Information Pamphlet at [http://www.eho.wa.gov/Documents/YourRightToBeHeard\\_SHB.pdf](http://www.eho.wa.gov/Documents/YourRightToBeHeard_SHB.pdf)

**Appeal Deadline:** December 15, 2015  
**Applicant Contact:** Jeff McMeekin, PSE, 425-462-3824

**Planner:** Sally Nichols, 425-452-2727  
**Planner Email:** [spnichols@bellevuewa.gov](mailto:spnichols@bellevuewa.gov)  
**State Department of Ecology Planner:** Joe Burcar, 425-649-7145  
**State Department of Ecology Planner Email:** [jobu461@ecy.wa.gov](mailto:jobu461@ecy.wa.gov)